

**Staff Comments for the
DESIGN REVIEW BOARD**
March 26, 2015

195 Main Road

Staff Comments:

General:

1. The design concept of the project is fairly strong with the clubhouse on axis with the center greenspace and pond terminating at the center of building 4. Also, the space is framed on all sides with buildings.

Site:

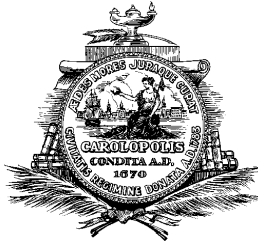
2. Will the ponds be wet or dry?
3. The design concept could be further strengthened by having the perimeter drive read more as a street incorporating street lighting, street trees, sidewalks and angled parking.
4. As shown, the area in front of the clubhouse reads weak. This area could be strengthened by having the current loop drive read more as a circle paved with specialty pavers. The entry drive would need to be adjusted bringing you in on axis with the circle and clubhouse.
5. Incorporate specialty pavers for the crosswalks.
6. The trash compactor should be relocated to the secondary entrance. As shown, it's what you see as you exit the clubhouse. A design should be submitted at the next submittal.
7. Could the maintenance building be relocated elsewhere on site and substitute in its place a cabana?
8. There are numerous pinch points between the buildings and the parking/sidewalks. This could be partially remedied by reducing the drive isle widths from 24' to 22'.
9. Provide a site photometric plan and fixture cut sheets.

Buildings:

10. Use brick on the clubhouse chimney.
11. Add windows in the 4 alcoves of the clubhouse.
12. On the apartment buildings, raise the brick to a consistent level to the bottom of the third floor.
13. Simplify the material pallet by eliminating the horizontal siding, using the board and batten on the third floor and in the gables.
14. Repeat the board and batten on the garages and maintenance building, giving them a more vertical proportion.
15. Return the brick into the open breezeways (see perspective on A202A).
16. The third floor window heads seem exaggerated.
17. Eliminate the flat soffits on all of the buildings. Consider using exposed rafter tails.
18. Provide deeper roof overhangs on the apartment buildings as done on the clubhouse.
19. Increase the dimensions of the corner boards and rake trim.
20. On the apartment buildings, make the porch columns more substantial or double them up as on the clubhouse.
21. Either use the cupolas on all of the apartment buildings or eliminate them.
22. Find a better solution for the sprinkler closets.
23. Show all dryer vents and anything else which will pierce the building envelope. Also, show all electrical meter locations.

Staff Recommendation:

Staff recommends "Conceptual Approval" with the conditions noted.



MEMBERS PRESENT: BILL MARSHALL, JOHN TARKANY, KIRSTEN KRAUSE,
JEFF JOHNSTON, MICHELLE SMYTH, DAVID THOMPSON
STAFF PRESENT: BILL TURNER, STEPHEN RISSE
CLERK: PEGGY JORDAN

AGENDA

DESIGN REVIEW BOARD

MARCH 26, 2015

5:00 P.M.

75 CALHOUN STREET

**1. 195 Main Road – TMS# 285-00-00-049, 173, 176, 177
and 285-15-00-058**

App. No. 153-26-1

Request Conceptual approval for new construction of a multi-family development as per documentation submitted.

Owner: Triangle Real Estate of Gastonia, Inc.
Applicant: Thomas and Hutton
Neighborhood: None

MOTION: Conceptual approval – address staff comments 4-10, 13-16, 18-20, 22 and 23; study locations for pet zones, eliminate cupolas and shutters, provide screening of HVAC units, provide a grading plan, restudy entrances to breezeways; study ventilation of clubhouse and maintenance building.

*B.Marshall abstains

MADE BY: D.Thompson SECOND: M.Smyth VOTE: FOR 5 AGAINST 0

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.